

Comparative Market Analysis

Property At:

Prepared For:
atty Ruiz

Prepared By:
Fermin Perez, CNC
Century 21 Lullo



Office Phone:  (630) 543-5640 

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05/26/2009

atty Ruiz

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Dear atty Ruiz,

Thank you for allowing me this opportunity to provide you with our exclusive Market Analysis for your home. This analysis, especially prepared for you, was researched from reliable information currently available from the local multiple listing service. It indicates what real estate activity has occurred in your area with other properties. While none of the properties are exactly like yours, they do provide a good reference source for a comparative market analysis.

I welcome the opportunity to work as your real estate professional. I encourage you to contact me should you have any questions or require any additional information.

Sincerely,
Fermin Perez, CNC

Century 21 Lullo

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Resume For FERMIN PEREZ

CENTURY21 LULLO
16 W LAKE ST

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Subject Property

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Market Analysis Summary

Currently for Sale

Comparables

MLS #	Stat	Address	List Price	RP	Sub Type
06131355	ACTV	2525 N ELSTON AVE	\$0	\$15.50	Other
06940155	ACTV	1905 N Milwaukee AVE	\$0	\$16	Neighborhood Storefront
07018307	ACTV	2623 W ARMITAGE AVE	\$0	\$18	Neighborhood Storefront
07100042	ACTV	2355 N MILWAUKEE AVE	\$0	\$15	RETAIL
07156529	ACTV	1830 N MILWAUKEE AVE	\$0	\$18	Other
07156552	ACTV	1830 N MILWAUKEE AVE	\$0	\$18	Other
07181173	ACTV	2317 N MILWAUKEE AVE	\$0	\$17	Condo
07181191	ACTV	2319 N MILWAUKEE AVE	\$0	\$17	Condo
07210716	ACTV	3125 W FULLERTON AVE	\$0	\$18	Neighborhood Storefront
07215968	ACTV	2016 W ARMITAGE AVE	\$0	\$17.14	Neighborhood Storefront
07221914	ACTV	3245 W FULLERTON AVE	\$0	\$15	Neighborhood Storefront
07182688	TEMP	2214 N MILWAUKEE AVE	\$0	\$16	Neighborhood Storefront
06897554	ACTV	2509 W Fullerton AVE	\$199,900	\$15	Condo
07106479	ACTV	2129 N WESTERN AVE	\$259,000	\$17.50	Neighborhood Storefront
07106449	ACTV	2129 N WESTERN AVE	\$299,000	\$17.50	Neighborhood Storefront
07130254	ACTV	1635 W CORTLAND AVE	\$325,000	\$20	Condo
07180704	ACTV	2319 N MILWAUKEE AVE	\$350,000	\$15	Condo
07180834	ACTV	2317 N MILWAUKEE AVE	\$350,000	\$15	Condo
07130306	ACTV	1635 W CORTLAND AVE	\$360,000	\$15	Condo
07204173	ACTV	1800 N MILWAUKEE AVE	\$369,000	\$18	Neighborhood Storefront

Statistics

Total Properties: 20

	List Price	RP	BSQ	LMT	MT
Minimum	\$0	\$15	0	7	7
Maximum	\$369,000	\$20	185000	1115	1115
Average	\$125,595	\$17	16671	160	204

Comparables

	Subject Property	Comp #1 Adjustment	Comp #2 Adjustment	Comp #3 Adjustment
	No Photo Available			
MLS #:		06131355	06940155	07018307
Status:		ACTV	ACTV	ACTV
Street Number:		2525	1905	2623
Compass Point:		N	N	W
Street Name:		ELSTON	Milwaukee	ARMITAGE
Street Suffix:		AVE	AVE	AVE
City:		Chicago	Chicago	Chicago
Zip Code:		60647	60647	60647
Subdivision/Complex:				
Area:		8022	8022	8022
List Price:		\$0	\$0	\$0
Sold Price:				
# Of Units:		17		1
# Of Stories:		2	1	3
Approx Total Bldg Sq Ft:		81694	1390	2496
Sub Type:		Other	Neighborhood Storefront	Neighborhood Storefront
Actual Zoning:		C3-3	Retail	Retail
Lot Dimensions:		178' X 410'	OX0	COMMON
# Of Parking Spaces:		46		2
# Of Drive In Doors:		0		
# Of TL Docks:		5		
Rental Price Per Sq. Ft./Year:		\$15.50	\$16	\$18
Rented Price (\$ per SF/Year):				
Min Avail Sq Ft (Rentable):		5519	1390	1200
Max Avail Sq Ft (Rentable):		5519	1390	1200
Air Conditioning:				
Heat/Ventilation:		Central Heat/Indiv Controls	Central Heat/Indiv Controls	Forced Air, Gas
Current Use:		Commercial		
Total Annual Income:		0	0	0
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$0	\$0	\$0

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Comparables (continued)

	Subject Property	Comp #4 Adjustment	Comp #5 Adjustment	Comp #6 Adjustment
	No Photo Available			
MLS #:		07100042	07156529	07156552
Status:		ACTV	ACTV	ACTV
Street Number:		2355	1830	1830
Compass Point:		N	N	N
Street Name:		MILWAUKEE	MILWAUKEE	MILWAUKEE
Street Suffix:		AVE	AVE	AVE
City:		Chicago	Chicago	Chicago
Zip Code:		60647	60647	60647
Subdivision/Complex:				
Area:		8022	8022	8022
List Price:		\$0	\$0	\$0
Sold Price:				
# Of Units:				
# Of Stories:		2	3	3
Approx Total Bldg Sq Ft:		4000	0	0
Sub Type:		RETAIL	Other	Other
Actual Zoning:		Commercial	Retail	Retail
Lot Dimensions:		25X125	132 X 100	132 X 100
# Of Parking Spaces:			1	1
# Of Drive In Doors:			0	0
# Of TL Docks:			0	0
Rental Price Per Sq. Ft./Year:		\$15	\$18	\$18
Rented Price (\$ per SF/Year):				
Min Avail Sq Ft (Rentable):		1500	1450	850
Max Avail Sq Ft (Rentable):		1500	1450	850
Air Conditioning:				
Heat/Ventilation:		Central Heat/Indiv Controls	Forced Air, Gas	Forced Air, Gas
Current Use:				
Total Annual Income:		0	0	0
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$0	\$0	\$0

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Comparables (continued)

	Subject Property	Comp #7 Adjustment	Comp #8 Adjustment	Comp #9 Adjustment
	No Photo Available			
MLS #:		07181173	07181191	07210716
Status:		ACTV	ACTV	ACTV
Street Number:		2317	2319	3125
Compass Point:		N	N	W
Street Name:		MILWAUKEE	MILWAUKEE	FULLERTON
Street Suffix:		AVE	AVE	AVE
City:		Chicago	Chicago	Chicago
Zip Code:		60647	60647	60647
Subdivision/Complex:				
Area:		8022	8022	8022
List Price:		\$0	\$0	\$0
Sold Price:				
# Of Units:				
# Of Stories:		1	1	5
Approx Total Bldg Sq Ft:		4000	4000	185000
Sub Type:		Condo	Condo	Neighborhood Storefront
Actual Zoning:		Retail	Retail	Other
Lot Dimensions:		COMMON	COMMON	271 X 125
# Of Parking Spaces:				1
# Of Drive In Doors:				
# Of TL Docks:				
Rental Price Per Sq. Ft./Year:		\$17	\$17	\$18
Rented Price (\$ per SF/Year):				
Min Avail Sq Ft (Rentable):		1875	1875	1300
Max Avail Sq Ft (Rentable):		4000	4000	17000
Air Conditioning:				
Heat/Ventilation:		Gas	Gas	Central Heat/Indiv Controls
Current Use:				
Total Annual Income:		0	0	0
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$0	\$0	\$0

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Comparables (continued)

	Subject Property	Comp #10 Adjustment	Comp #11 Adjustment	Comp #12 Adjustment
	No Photo Available			
MLS #:		07215968	07221914	07182688
Status:		ACTV	ACTV	TEMP
Street Number:		2016	3245	2214
Compass Point:		W	W	N
Street Name:		ARMITAGE	FULLERTON	MILWAUKEE
Street Suffix:		AVE	AVE	AVE
City:		Chicago	Chicago	Chicago
Zip Code:		60647	60647	60647
Subdivision/Complex:				
Area:		8022	8022	8022
List Price:		\$0	\$0	\$0
Sold Price:				
# Of Units:			2	
# Of Stories:		3	3	3
Approx Total Bldg Sq Ft:		4200	9000	5326
Sub Type:		Neighborhood Storefront	Neighborhood Storefront	Neighborhood Storefront
Actual Zoning:		Retail	Retail	Retail
Lot Dimensions:		23X100	50 X 150	24 X 111
# Of Parking Spaces:			8	
# Of Drive In Doors:				
# Of TL Docks:				
Rental Price Per Sq. Ft./Year:		\$17.14	\$15	\$16
Rented Price (\$ per SF/Year):				
Min Avail Sq Ft (Rentable):		1400	1311	1600
Max Avail Sq Ft (Rentable):		1400	2850	1600
Air Conditioning:				
Heat/Ventilation:		Central Bldg Heat	Central Heat/Indiv Controls, Forced Air, Gas	None
Current Use:			Commercial	
Total Annual Income:		0	0	0
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$0	\$0	\$0

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Comparables (continued)

	Subject Property	Comp #13 Adjustment	Comp #14 Adjustment	Comp #15 Adjustment
	No Photo Available			
MLS #:		06897554	07106479	07106449
Status:		ACTV	ACTV	ACTV
Street Number:		2509	2129	2129
Compass Point:		W	N	N
Street Name:		Fullerton	WESTERN	WESTERN
Street Suffix:		AVE	AVE	AVE
City:		Chicago	Chicago	Chicago
Zip Code:		60647	60647	60647
Subdivision/Complex:				
Area:		8022	8022	8022
List Price:		\$199, 900	\$259, 000	\$299, 000
Sold Price:				
# Of Units:		4	11	11
# Of Stories:		4	4	4
Approx Total Bldg Sq Ft:		6000	0	0
Sub Type:		Condo	Neighborhood Storefront	Neighborhood Storefront
Actual Zoning:		Retail	Commercial	Commercial
Lot Dimensions:		25 X 125	COMMON	COMMON
# Of Parking Spaces:		0		
# Of Drive In Doors:			0	0
# Of TL Docks:			0	0
Rental Price Per Sq. Ft./Year:		\$15	\$17.50	\$17.50
Rented Price (\$ per SF/Year):				
Min Avail Sq Ft (Rentable):		1500	1400	1600
Max Avail Sq Ft (Rentable):		1500	1400	1600
Air Conditioning:				
Heat/Ventilation:		Forced Air	Forced Air, Gas	Forced Air, Gas
Current Use:			Commercial, Other	Commercial, Other
Total Annual Income:		0	0	0
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$199900	\$259000	\$299000

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Comparables (continued)

	Subject Property	Comp #16 Adjustment	Comp #17 Adjustment	Comp #18 Adjustment
	No Photo Available			
MLS #:		07130254	07180704	07180834
Status:		ACTV	ACTV	ACTV
Street Number:		1635	2319	2317
Compass Point:		W	N	N
Street Name:		CORTLAND	MILWAUKEE	MILWAUKEE
Street Suffix:		AVE	AVE	AVE
City:		Chicago	Chicago	Chicago
Zip Code:		60622	60647	60647
Subdivision/Complex:				
Area:		8022	8022	8022
List Price:		\$325, 000	\$350, 000	\$350, 000
Sold Price:				
# Of Units:		1		
# Of Stories:		5	1	1
Approx Total Bldg Sq Ft:		1800	4000	4000
Sub Type:		Condo	Condo	Condo
Actual Zoning:		Retail	Commercial	Commercial
Lot Dimensions:		61X125	COMMON	COMMON
# Of Parking Spaces:		2		
# Of Drive In Doors:		1		
# Of TL Docks:				
Rental Price Per Sq. Ft./Year:		\$20	\$15	\$15
Rented Price (\$ per SF/Year):				
Min Avail Sq Ft (Rentable):		1000	1875	1875
Max Avail Sq Ft (Rentable):		4300	4000	4000
Air Conditioning:				
Heat/Ventilation:		Forced Air, Gas	Gas	Gas
Current Use:				
Total Annual Income:		0	0	0
Short Sale/Foreclosed /Court Approved:				
Total Adjustments:		\$0	\$0	\$0
Adjusted Price:		\$325000	\$350000	\$350000

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Comparables (continued)

	Subject Property	Comp #19 Adjustment	Comp #20 Adjustment
	No Photo Available		
MLS #:		07130306	07204173
Status:		ACTV	ACTV
Street Number:		1635	1800
Compass Point:		W	N
Street Name:		CORTLAND	MILWAUKEE
Street Suffix:		AVE	AVE
City:		Chicago	Chicago
Zip Code:		60622	60622
Subdivision/Complex:			
Area:		8022	8022
List Price:		\$360, 000	\$369, 000
Sold Price:			
# Of Units:		1	
# Of Stories:		5	4
Approx Total Bldg Sq Ft:		2520	14000
Sub Type:		Condo	Neighborhood Storefront
Actual Zoning:		Commercial	Commercial
Lot Dimensions:		61X125	IRREGULAR
# Of Parking Spaces:		1	
# Of Drive In Doors:		1	
# Of TL Docks:			
Rental Price Per Sq. Ft./Year:		\$15	\$18
Rented Price (\$ per SF/Year):			
Min Avail Sq Ft (Rentable):		1000	1250
Max Avail Sq Ft (Rentable):		4300	1250
Air Conditioning:			
Heat/Ventilation:		Forced Air, Gas	Forced Air, Gas
Current Use:			
Total Annual Income:		0	0
Short Sale/Foreclosed /Court Approved:			
Total Adjustments:		\$0	\$0
Adjusted Price:		\$360000	\$369000

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Key	MLS #	Status	Address	Price	Rental Price (\$ per SF/Year)
1)	06131355	ACTV	2525 N ELSTON AVE B100		
2)	06940155	ACTV	1905 N Milwaukee AVE		
3)	07018307	ACTV	2623 W ARMITAGE AVE		
4)	07100042	ACTV	2355 N MILWAUKEE AVE		
5)	07156529	ACTV	1830 N MILWAUKEE AVE 1S		
6)	07156552	ACTV	1830 N MILWAUKEE AVE 1N		
7)	07181173	ACTV	2317 N MILWAUKEE AVE		
8)	07181191	ACTV	2319 N MILWAUKEE AVE		
9)	07210716	ACTV	3125 W FULLERTON AVE		
10)	07215968	ACTV	2016 W ARMITAGE AVE		
11)	07221914	ACTV	3245 W FULLERTON AVE 1E		
12)	07182688	TEMP	2214 N MILWAUKEE AVE		
13)	06897554	ACTV	2509 W Fullerton AVE GRND		
14)	07106479	ACTV	2129 N WESTERN AVE 1B		
15)	07106449	ACTV	2129 N WESTERN AVE 1A		
16)	07130254	ACTV	1635 W CORTLAND AVE C1		
17)	07180704	ACTV	2319 N MILWAUKEE AVE		
18)	07180834	ACTV	2317 N MILWAUKEE AVE		
19)	07130306	ACTV	1635 W CORTLAND AVE C2		
20)	07204173	ACTV	1800 N MILWAUKEE AVE C-1		

Seller's Statement

Property At:

Prepared For: atty Ruiz

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Suggested Marketing Price: \$0